



Town of Harpswell
Planning Office
P.O. Box 39
Harpswell, ME 04079

MEMORANDUM

Date: July 6, 2010

To: Board of Selectmen

From: Carolyn Tukey, Town Planner

Re: Planning Updates

The following are descriptions and summaries of projects continuing or proposed:

Ordinance amendments

A memo to the Planning Board is attached that reflects your highest priorities and some of my initial comments about a couple of the proposed amendments.

Mitchell Field Implementation Committee (MFIC)

The committee has been working on the zoning/performance standards project with Mark Eyerman of Planning Decisions for the past several months. The committee is working on the draft ordinance amendments and will present them under a separate agenda item at the BOS meeting on July 15, 2010.

Comprehensive Plan Implementation Committee (CPIC)

The CPIC has narrowed the village area choices to Cundy's Harbor, West Harpswell, South Harpswell, and Mitchell Field. They have also decided to list Bailey Island and Orr's Island as Settled Villages and Town Hall/Mountain Road as the Town District in keeping with what is stated in the Comprehensive Plan. They have also decided to allow mixed use in the village areas, but will discuss adding performance standards to some of the uses. They have prepared a survey to further gather community input. **It is attached for you to fill out.**

Affordable Housing Committee (AHC)

Now that the ordinance amendments have been adopted the committee is working on the affordable housing covenant.

Conservation Commission (HCC)

I am pleased to say that they HCC were selected by the Maine Association of Planners to receive their annual Citizen Planner of the Year Award. Normally this award is given to one person, but the selection committee agreed that the entire committee deserved praise. The HCC received their award at the Annual MAP conference on June 11. Also, the HCC is working on a work plan for conservation education, the Cliff Trail project and conservation funding in addition to the Save Our Bay pledge program.

New Meadows River Watershed Project (NMRWP)

I am currently working with Diane Gould, Matt Craig, and Heather True on the 319 grant for stormwater that was denied last year. I am recommending that the town re-apply for these funds to assist in fixing several stormwater runoff sites. These sites are: Watson's General Store, Wallace Shore Road, Hidden Pond Road, Sebascodogan Shore Road, and Indian Rest Road. Since Indian Rest Road is the only town owned road, it is our intent to first contact the individual owners so that we can meet with them and discuss this project before we apply for the grant funding. The grant requires a match, so we need to discuss this with the landowners.

Question: Would the town consider assisting in the match effort since this may ultimately improve the pollution/fishing situation in the New Meadows? We would not apply for the grant until all of these questions have been answered, which would probably be next year.

The last time I presented this to the Board you asked if the areas were in violation of any ordinance and/or law and it has been determined that they are not in violation. This is due to the fact that they are long time existing roads and are "grandfathered" in some way.

Note

I have been appointed to the following positions listed below:

1. Vice President – Maine Association of Planners
2. Secretary – MidCoast Council Of Governments
3. Executive Board Member - Southern Mid Coast Chamber
4. Co-chair – New Meadows River Watershed Project